



GRASSROOTS
REALTY GROUP

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**11506 73 Avenue
Grande Prairie, Alberta**

MLS # A2279993



\$469,000

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,224 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Soaking Tub		

Inclusions: Appliances in both up/down suites.

LEGAL Duplex!! This fantastic, fully developed duplex is ready for its new owners. Close to multiple schools, this home has a functional main floor layout with large living room, kitchen & dining area! The home is well kept with tasteful tile & vinyl plank flooring! Each unit has separate heating services including INFLOOR HEAT in basement and HW on Demand Systems. A rare find with 3 Bedrooms upstairs & Down.. with a 4 piece bathroom & laundry space! That's not all.. a 2 car parking pad out back! You'll most definitely feel at home here, so don't hesitate to book your showing today! Take ownership & begin putting money in your pocket on Day 1!!